

Know all Men by these Presents

That DONALD A. TOULOUSE and ARLENE H. TOULOUSE, husband and wife, of Waterville, County of Kennebec, and State of Maine

006962

in consideration of Eleven Thousand (\$11,000.00) Dollars

paid by BOULET LUMBER SALES INC. of Fairfield in the County of Somerset and State of Maine

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said BOULET LUMBER SALES INC.

its successors

~~heirs~~ and assigns forever,

A certain lot or parcel of land situated in said Waterville, bounded and described as follows:

Beginning at a point in the easterly line of Upper Main Street, so-called, said point being three hundred thirty (330) feet, more or less, northerly of the northwesterly corner of land now or formerly of Robert Rosenthal; thence north 76 degrees 30' east a distance of 124 feet, more or less, to a point; thence south 60 degrees east a distance of 160 feet to the north line of said Rosenthal; thence north 32 degrees east in said Rosenthal's north line a distance of 798 feet, more or less, to the Waterville-Fairfield Town line; thence north 60 degrees west in and along the Waterville-Fairfield Town line a distance of 357 feet, more or less, to the southerly line of land now or formerly of Eileen Farburn; thence south 44 degrees 30' west along said Farburn's southerly line a distance of 567 feet, more or less, to the northeasterly corner of land now or formerly of Donald Toulouse; thence south 34 degrees 30' east in said Toulouse's easterly line a distance of 180 feet, more or less, to an angle point in said Toulouse's easterly line; thence south 57 degrees east in said Toulouse's east line a distance of 100 feet, more or less, to said Toulouse's southeasterly corner; thence south 33 degrees west in said Toulouse's southerly line a distance of 140 feet, more or less, to an angle point in said Toulouse's southerly line; thence south 76 degrees 30' west in said Toulouse's southerly line a distance of 115 feet, passing through a stone bound to the easterly line of said Upper Main Street at the southwesterly corner of land of said Toulouse; thence southerly in the easterly line of said Upper Main Street a distance of 50 feet to the point of beginning.

Excepting and reserving, however, to Oscar H. Smith et al, their heirs and assigns, a right of way fifty (50) feet wide and one hundred twenty-four (124) feet long located adjacent to the north boundary of the lot now owned by the said Oscar H. Smith et al.

Reference is made to portion of land taken by the State of Maine, for condemnation recorded in Kennebec Registry of deeds in Book 1342, Page 441.

Being the same premises conveyed to the grantors herein.

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To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said BOULET LUMBER SALES, INC., its successors

~~heirs~~ and assigns, to it and their use and behoof forever.

And we do covenant with the said Grantee, its successors ~~heirs~~ and assigns, that we are lawfully seized in fee of the premises; that

they are free of all incumbrances; excepting any mortgages and other documents recorded in Kennebec Registry of Deeds for which reference is hereby incorporated by reference herein

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs, shall and will Warrant and Defend the same to the said BOULET LUMBER SALES, INC., its successors

~~heirs~~ and assigns forever, against the lawful claims and demands of all persons.

Provided Nevertheless, that if the said DONALD A. TOULOUSE and ARLENE H. TOULOUSE, their heirs, executors or administrators pay to the said BOULET LUMBER SALES, INC., its successors

~~heirs~~, executors, administrators, or assigns, the sum of \$11,000.00 according to the tenor of a certain promissory note of even date hereof

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then this

deed, as also one certain promissory note bearing even date with

these presents, given by the said DONALD A. TOULOUSE and ARLENE H. TOULOUSE

to pay the sum and interest at the time aforesaid,

be void, otherwise shall remain in full force.

In Witness Whereof, DONALD A. TOULOUSE and ARLENE H.
TOULOUSE, husband and wife,

joining in this deed as Grantors, and relinquishing and conveying their right
by descent and all other rights in the above described premises, have hereunto set
their hands and seals this
day of February in the year of our Lord one thousand nine
hundred and eighty-nine.

Signed, Sealed and Delivered
in presence of

Sidney H. Geller
Joan Toulouse

Donald A. Toulouse
Arlene H. Toulouse

State of Maine,
Kennebec

} ss.

February 27, 1989

Personally appeared the above named DONALD A. TOULOUSE

and acknowledged the above
instrument to be his free act and deed.

RECEIVED KENNEBEC SS.

1989 APR 13 AM 9:00

ATTEST: *Theresa Ruth Wilson*

Before me,

Sidney H. Geller
Justice of the Peace
Notary Public
SIDNEY H. GELLER - Attorney at Law